

169.0

0007

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

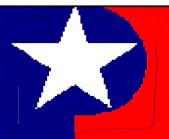
757,400 / 757,400

USE VALUE:

757,400 / 757,400

ASSESSED:

757,400 / 757,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
264		APPLETON ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	FIORINA MICHAEL R/GRETA P
Owner 2:	
Owner 3:	

Street 1: 264 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: SIMONS ELIZABETH M/ETAL -

Owner 2: DURANT JOHN L -

Street 1: 264 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 5,313 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1821 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5313		Sq. Ft.	Site		0	70.	1.09	7									405,572						405,600	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										112005
										GIS Ref
										GIS Ref
										Insp Date
										06/29/18

PREVIOUS ASSESSMENT										Parcel ID	169.0-0007-0004.0	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	353,200	4100	5,313.	405,600	762,900	762,900	Year End Roll	12/18/2019			
2019	101	FV	262,000	4200	5,313.	405,600	671,800	671,800	Year End Roll	1/3/2019			
2018	101	FV	261,700	4200	5,313.	341,800	607,700	607,700	Year End Roll	12/20/2017			
2017	101	FV	261,700	4200	5,313.	312,900	578,800	578,800	Year End Roll	1/3/2017			
2016	101	FV	261,700	4200	5,313.	266,500	532,400	532,400	Year End	1/4/2016			
2015	101	FV	248,300	4200	5,313.	231,800	484,300	484,300	Year End Roll	12/11/2014			
2014	101	FV	248,300	4200	5,313.	214,400	466,900	466,900	Year End Roll	12/16/2013			
2013	101	FV	237,200	4200	5,313.	203,900	445,300	445,300		12/13/2012			

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SIMONS ELIZABET	41307-211		10/29/2003		445,000	No	No				
HASSETT ALICE	26351-412		5/29/1996		227,000	No	No	Y			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/23/2019	81	Inter Fi	122,588	C				reno bsmnt+bath+ad	6/29/2018	MEAS&NOTICE	CC	Chris C
3/25/2013	409	Addition	254,658	C					8/2/2013	Measured	JBS	JOHN S
10/11/2007	930	Siding	3,500			G8	GR FY08		5/23/2013	Info Fm Prmt	EMK	Ellen K
11/10/2006	979	Add Bath	13,668			G8	GR FY08	IN 1ST FLR OFFICE	10/23/2008	Meas/Inspect	163	PATRIOT
7/31/2006	635	Re-Roof	6,000						3/13/2004	MLS	HC	Helen Chinal
									2/4/2000	Inspected	276	PATRIOT
									12/9/1999	Measured	243	PATRIOT
									12/12/1996		GP	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 1	Rating: Average												
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	Brick or Stone			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 1	Wood Shingle			A HBth: 1	Rating: Fair												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good												
Color: BLUE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C	Average			<b>CONDOS INFORMATION</b>													
Year Blt: 1926	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G14		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL						
Prim Int Wall: 2	Plaster			Functional:		%		1	7	3							
Sec Int Wall:		%		Economic:		%											
Partition: T	Typical			Special:		%											
Prim Floors: 3	Hardwood			Override:		%											
Sec Floors:		%		Total:	18.6	%											
Bsmnt Flr: 12	Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.22660625													
Electric: 3	Typical			Const Adj.: 0.99989998													
Insulation: 2	Typical			Adj \$ / SQ: 153.310													
Int vs Ext: S				Other Features: 112250													
Heat Fuel: 2	Gas			Grade Factor: 1.00													
Heat Type: 3	Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 427147													
% Com Wall		% Sprinkled:		Depreciation: 79449													
				Depreciated Total: 347698													
<b>MOBILE HOME</b>				Make:				WtAv\$/SQ:		AvRate:		Ind.Val					
<b>SPEC FEATURES/YARD ITEMS</b>				Model:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	13X18	A	AV	1926	25.68	T	40	101			3,600		3,600
19	Patio	D	Y	1	9X12	G	AV	1980	7.15	T	31.2	101			500		500
<b>PARCEL ID</b> 169.0-0007-0004.0																	
More: N	Total Yard Items:	4,100	Total Special Features:		Total:	4,100											
<b>SKETCH</b>																	
<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	913	153,310	139,972													
SFL	Second Floor	908	153,310	139,206													
BMT	Basement	676	45,990	31,091													
EFP	Enclos Porch	70	66,110	4,628													
Net Sketched Area: 2,567				Total: 314,897													
Size Ad	1821	Gross Are	2567	FinArea	1821												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	